057.0	0001	0004.A	1 of 1	Industrial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	790,800 / 790,800
					USE VALUE:	790,800 / 790,800
					ASSESSED:	790,800 / 790,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		BECK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	18 BECK ROAD LLC
Owner 2:	
Owner 3:	
Street 1:	18 BECK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WELLS BECK ROAD LLC -
Owner 2:	-
Street 1:	18 BECK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .153 Sq. Ft. of land mainly classified as Comm. Whs. with a Warehouse Building built about 1955, having primarily Conc. Block Exterior and 5085 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
316	6662.000	241,100		549,700	790,800
Total Card	0.153	241,100		549,700	790,800
Total Parcel	0.153	241,100		549,700	790,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 155.52 /Parcel: 155.52

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 057.0-0001-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	316	FV	241,100	0	6,662.	549,700	790,800		Year end	12/23/2021
2021	316	FV	241,100	0	6,662.	540,800	781,900		Year End Roll	12/10/2020
2020	316	FV	241,100	0	6,662.	531,900	773,000	773,000	Year End Roll	12/18/2019
2019	316	FV	221,900	0	6,662.	496,500	718,400	718,400	Year End Roll	1/3/2019
2018	316	FV	221,900	0	6,662.	443,300	665,200	665,200	Year End Roll	12/20/2017
2017	316	FV	221,900	0	6,662.	390,100	612,000	612,000	Year End Roll	1/3/2017
2016	316	FV	322,500	0	6,662.	292,600	615,100	615,100	Year End	1/4/2016
2015	316	FV	146,900	0	6,662.	266,000	412,900	412,900	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4859

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WELLS BECK ROAD	65308-36		5/1/2015		650,000	No	No		
RICCIUTI DENNIS	61399-585		3/15/2013	Private	525,000	No	No		
WESINGER CHARLE	31920-87		10/13/2000		390,000	No	No	4	
	12427-30		5/4/1973		53,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/9/2021	1311	Solar Pa	76,896	C				
3/10/2016	265	Solar Pa	12,315					

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2021	I & E Return	MM	Mary M
11/23/2018	MEAS&NOTICE	PH	Patrick H
3/8/2017	I & E Return	EMK	Ellen K
3/23/2016	I & E Return	EMK	Ellen K
3/23/2016	SQ Returned	EMK	Ellen K
3/13/2009	Measured	197	PATRIOT
5/8/2000	Meas/Inspect	197	PATRIOT
12/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
316	Comm. Whs.		6662		Sq. Ft.	Site		0	31.	2.66	CA									549,673						549,700	

Total AC/HA:	0.15294	Total SF/SM:	6662	Parcel LUC:	316	Comm. Whs.	Prime NB Desc	COMM AVG	Total:	549,673	Spl Credit		Total:	549,700

USER DEFINED

User Acct	37588
GIS Ref	
GIS Ref	
Insp Date	11/23/18
!4859!	

PRINT

Date	Time
12/30/21	01:16:03

LAST REV

Date	Time
11/16/21	13:37:59
danam	

Prior Id # 1:	37588
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	43 - Warehouse		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	16		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	A - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:	5 - Lino/Vinyl	10	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	7 - Unit Heaters		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40	%

CALC SUMMARY

Basic $ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	1.02713633
Adj $ / SQ:	56.698
Other Features:	5000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	390101
Depreciation:	156040
Depreciated Total:	234061

COMMENTS

RICCIUTI CABINET DESIGN.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

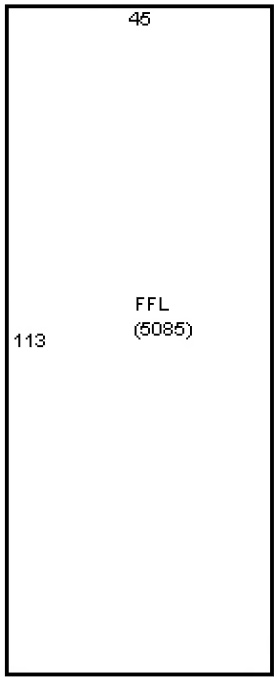
No Unit	RMS	BRS	FL
Totals			
0			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	75.41
Special Features:	7000	Val/Su Net:	47.41
Final Total:	241100	Val/Su SzAd	47.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	5,085	56.700	288,309

Net Sketched Area:	5,085		Total:	288,309	
Size Ad	5085	Gross Area	5085	FinArea	5085

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 057.0-0001-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
64	Mezz-Finish	M	S	1	22X16	A	AV	1960	33.15	B	40	316			7,000			7,000

More:	N	Total Yard Items:		Total Special Featues:	7,000	Total:	7,000

IMAGE

AssessPro Patriot Properties, Inc